

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	N - NONE		

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

CONDO CONVERSION 1999; 81 MAYNARD.

GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1924
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl: 1	Rating:	Good
WSFlue:	Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 8		BRs: 3		Baths: 2		HB						

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.000000000
Name:	

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		8	3	
Totals				
1		8	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.31037736
Const Adj.:	0.98980200
Adj \$ / SQ:	395.589
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	827698
Depreciation:	153952
Depreciated Total:	673746

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	454.93	
Special Features:	0	Val/Su Net:	423.71	
Final Total:	673700	Val/Su SzAd	423.71	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID	047.A-0002-0005.0
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Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage		D	Y	1 10X20	A	AV	1924	27.50	T	40	102			3,300		3,300

More: N	Total Yard Items:	3,300	Total Special Features:		Total:	3,300
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,590	395.590	628,98
Net Sketched Area:		1,590	Total:	628,98
Size Ad	1590	Gross Area	1590	FinArea 159

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

